

**SOILS CHART**

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
Nb2	NESHAMINY SILT LOAM, 3% - 8% SLOPES	MODERATELY ERODED	-	0.32	B

X = HYDRIC  
 I = INCLUSIONAL SOILS  
 K-VALUE > 0.35 = HIGHLY ERODIBLE

**DEVELOPMENT SUMMARY**

- PROPERTY ADDRESS: P 38 38 E. BROADWAY BEL AIR, MD 21014 P 44 44 E. BROADWAY BEL AIR, MD 21014
- TAX #: 03-002071 03-006646  
 TAX MAP: 301 301  
 GRID: 0002 0002  
 PARCEL: 0235 0236  
 DEED REFERENCE: 14424/152 14424/142  
 FLAT REFERENCE: NONE NONE
- OWNER: CHABAD OF HARFORD COUNTY
- ENCLOSED AREA: 0.21 AC± 0.32 AC±  
 TOTAL ENCLOSED AREA: 0.53 AC±
- ZONING: R2 (RESIDENTIAL) R2 (RESIDENTIAL) WITH TRANSITION OVERLAY DISTRICT
- USE: VACANT OFFICE  
 EXISTING: WORSHIP CENTER (HOUSE OF WORSHIP)  
 PROPOSED:
- MAX ALLOWABLE BUILDING HEIGHT: 30 FEET  
 PROPOSED BUILDING HEIGHT: 14 FEET
- MIN REQUIRED BUILDING SETBACKS BASED ON PROPOSED USE (OTHER PERMITTED):  
 MIN LOT AREA: 15,000 SF  
 MIN LOT WIDTH @ BUILDING LINE: 70 FT  
 MINIMUM FRONT YARD: 20 FT  
 MINIMUM SIDE YARD: 20 FT  
 MINIMUM REAR YARD: 40 FT
- EXISTING SQUARE FOOTAGE: 2,500± SF (HAS BEEN REMOVED)  
 PROPOSED SQUARE FOOTAGE: 2,100± SF
- PARKING:  
 REQUIRED: 1 SPACE / 4 SEATS = 151 SEATS/4 = 38 SPACES  
 PROPOSED: 15 SPACES (PER TRANSITION OVERLAY CODE CRITERIA)  
 THE REMAINDER OF REQUIRED PARKING SPACES (23 SPACES) SHALL BE PROVIDED AT THE SHOP RITE SHOPPING CENTER, TAX MAP 301, PARCEL 0531 OWNED BY THE KLEIN FAMILY VIA A SHARED PARKING AGREEMENT.
- SITE IS SERVICED BY PUBLIC WATER.
- SITE IS SERVICED BY PUBLIC SEWER.
- FLOODPLAIN: NONE, FEMA FIRM MAP 24025C0161 D EFF. 4/19/2016
- THERE ARE NO ON-SITE WETLANDS.
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- STORMWATER QUALITY & QUANTITY MANAGEMENT WILL BE PROVIDED. THE PROJECT IS REDEVELOPMENT WITH GREATER THAN 40% OF THE EXISTING PARCEL COVERED IN IMPERVIOUS.
- BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC, DATED 11/14/2020.
- FOREST CONSERVATION: THIS SITE IS EXEMPT UNDER SECTION 216-4-J. A MATURE TREE PLAN WILL BE SUBMITTED IN ACCORDANCE WITH SECTION 165-45.B.(2).
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATERLINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- BENCHMARKS  
 # 29003 MAGNAIL N: 682804.0362 E: 1494461.1835 ELEV: 381.33'  
 # 29004 MAGNAIL N: 683088.4937 E: 1494862.4542 ELEV: 371.43'

**LEGEND**

	EXISTING MAJOR CONTOUR		EXISTING WATER
	EXISTING MINOR CONTOUR		EXISTING SANITARY
	EXISTING SPOT ELEVATION		EXISTING STORM DRAIN
	SOILS BOUNDARY AND TYPE		EXISTING GAS
	BUILDING SETBACK LINE		EXISTING UNDERGROUND TELEVISION CABLE
	OVERALL BOUNDARY LINE		EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING LOT LINE		EXISTING UNDERGROUND ELECTRICAL CONDUIT
	ADJOINING LOT LINE		EXISTING OVERHEAD WIRE
	EXISTING RIGHT-OF-WAY LINE		WET BOUNDARY
	EASEMENT LINE		EXISTING TREE LINE
	EXISTING GUARD RAIL		PROPOSED TREE LINE
	METAL FENCE		EXISTING FIRE HYDRANT
	EXISTING BUILDING		EXISTING MANHOLE
	EXISTING CURBING		EXISTING ELECTRIC MANHOLE
			EXISTING TELEPHONE MANHOLE
			PROPOSED PARKING SPACES
			EXISTING EVERGREEN TREE
			EXISTING SHRUB

**FINAL SITE PLAN OWNER CERTIFICATION**

I CERTIFY THAT I HAVE REVIEWED THIS SITE PLAN AND I AM AWARE OF THE BEL AIR DEVELOPMENT REGULATIONS AND I AGREE TO ATTEST THE IMPLEMENTATION IN CONFORMANCE WITH THE APPROVED FINAL SITE PLAN UPON COMPLETION OF INSTALLATION.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

RABBI KUSHI SCHUSTERMAN DIRECTOR

PRINTED NAME TITLE

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR

**FINAL SITE PLAN ENGINEER CERTIFICATION**

IT IS CERTIFIED THAT THIS FINAL SITE PLAN IS IN COMPLIANCE WITH ALL TOWN OF BEL AIR DEVELOPMENT REGULATION INCLUDING PLANNING COMMISSION AND/OR ZONING ADMINISTRATOR CONDITIONS ATTENDANT THERETO.

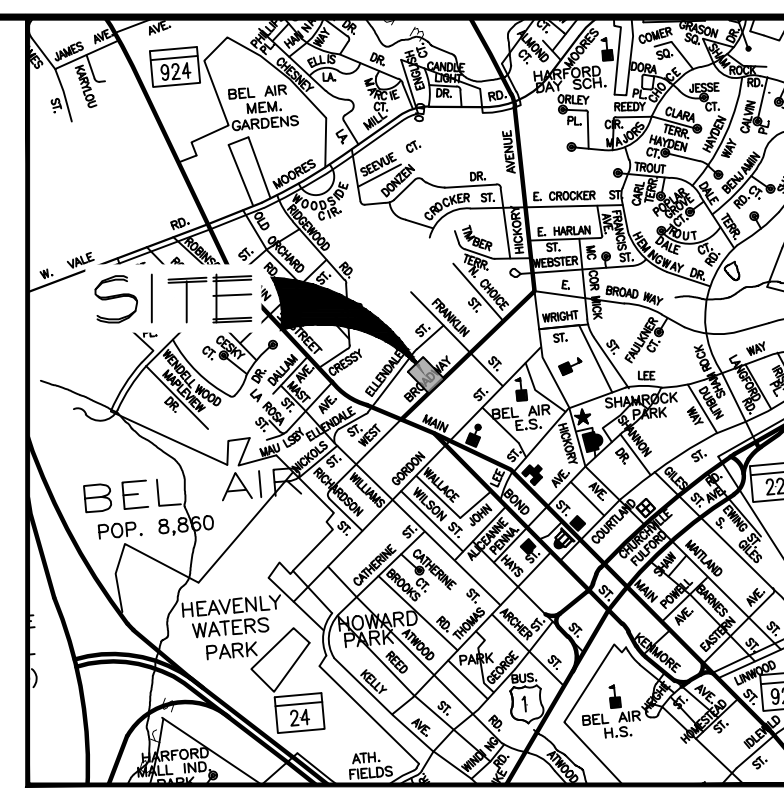
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

THOMAS M. MINER, JR.

PRINTED NAME

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR



REV#	DATE	DESCRIPTION

**ARCHITECTS ENGINEERS PLANNERS SURVEYORS**

**FREDERICK WARD ASSOCIATES**

410-879-2090  
 frederickward.com

PO Box 727, 5 South Main Street, Bel Air, Maryland 21014

**OWNER/DEVELOPER**

CHABAD OF HARFORD COUNTY  
 445 CHOICE ST.  
 BEL AIR, MD 21014  
 ATTN: RABBI KUSHI SCHUSTERMAN  
 PHONE: (443) 353-9718

**SITE PLAN**

**HARFORD CHABAD**

BEL AIR, MARYLAND  
 3RD ELECTION DISTRICT

DATE: 10/05/2023	DRAWING NO:
SCALE: 1" = 20'	<b>SP</b>
DESIGNED BY: KFP	
DRAWN BY: KFP	
CHECKED BY: TMM	
SHEET 1 OF 1	FWA JOB NUMBER: 2201175.00

M:\PROJECTS\2021\175.00 RABBI KUSHI - CONVERSION TO WORSHIP CENTER\DESIGN\ENGINEERING\PLAN SETS\PLANNING\COMMISSION 2023\SITE PLAN.DWG, SP, 10/05/2023 8:18 AM Kpence